

## **\$372,900 - 92 219 Charlotte Way, Sherwood Park**

MLS® #E4435782

**\$372,900**

3 Bedroom, 2.50 Bathroom, 1,325 sqft

Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

This beautiful half duplex is located in LAKELAND RIDGE community in Sherwood Park. Entering this unit, you come to an OPEN-CONCEPT layout featuring a large living room with fireplace, a dining area and kitchen featuring STAINLESS STEEL appliance, a PANTRY and a BREAKFAST ISLAND. The upper level has a master bedroom with ENSUITE BATHROOM and WALK-IN CLOSET, 2 additional spacious bedrooms, a full bathroom and UPPER-LEVEL LAUNDRY. Enjoy the convenience of a single ATTACHED GARAGE and the summers on the deck in the backyard. This home is located close to all amenities including shopping, restaurants, schools, public transportation and parks.

Built in 2014

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4435782  |
| Price          | \$372,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,325     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2014              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 92 219 Charlotte Way |
| Area        | Sherwood Park        |
| Subdivision | Lakeland Ridge       |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8H 0T3              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Stories           | 2                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Unfinished                                                                 |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                           |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 57             |

|           |         |
|-----------|---------|
| Zoning    | Zone 25 |
| Condo Fee | \$235   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 1:32pm MDT